



ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

Building a Better Nassau County

Patty Berwald, EBK Marketing



THE ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

Who we are . . .





THE ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

A team with vast experience in residential
and commercial development in
Nassau County.

**No other prospect has done more
in the Town of Hempstead.**



Who we are . . .

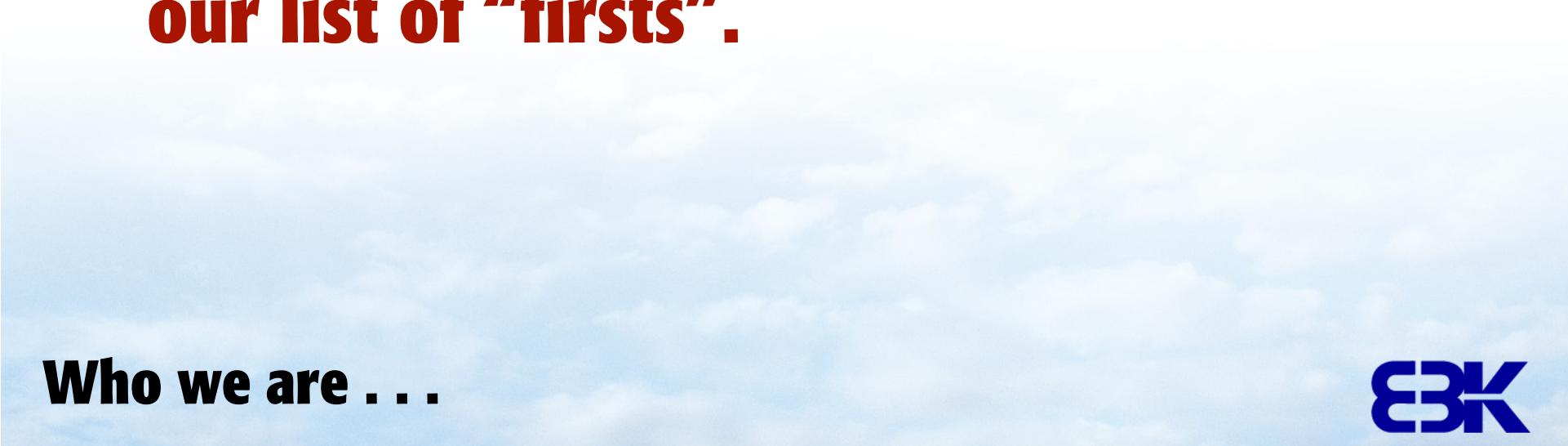




THE ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

A team of development pioneers with groundbreaking accomplishments

Few Long Island developers can rival our list of “firsts”.



Who we are . . .



Known For Our “Firsts”

- Developed LI's largest modular housing community
- First developer to own/operate anchorless specialty center
- First developer to use I.D.A. funds for an Assisted Living community
- First to develop a lake system to replace unsightly recharge basins
- First to develop next generation community in Oyster Bay
- Developed largest 55-and-over country club community on LI producing 1,200 homes

Who we are . . .



Known For Our Successes

The Bristal

- East Meadow
- North Woodmere
- Westbury
- North Hills
- Massapequa



Who we are . . .

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THE ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

Known For Our Successes - Fulton Nursing Home



Who we are . . .

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Known For Our Successes

The Bel Aire

The Ocean Grande



Who we are . . .

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Known For Our Successes The Meadows



Who we are . . .

E3K

THE ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

Known For Our Successes - Woodbury Common



Who we are . . .

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Known For Our Successes

The Greens at Half Hollow - 1,200 homes



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Known For Our Successes

The Gardens at Great Neck



Who we are . . .

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Known For Our Successes

- Lowes in Garden City
- Southgate Shopping Center
- Biscayne, Blvd, Miami



*Commercial development and redevelopment up and down the
Atlantic Seaboard, from Montreal to Miami.*

Who we are . . .

EBK

Known For Our Results

- Over 55 years of partnering with municipalities on Long Island
- Solid relationships in Nassau County and the Town of Hempstead streamline and expedite entitlements.
- No other prospect can deliver more in...
 - Planning
 - Zoning
 - Land Use
 - Permitting
 - Construction
 - Management

Who we are . . .



Known For Our Results

EBK delivers under the toughest
of development challenges...

- Developers
- Builders
- Owners
- Managers

EBK is a performer.



Who we are . . .

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Building a Better Nassau County

Angelo Francis Corva, Architects



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What we propose. . .

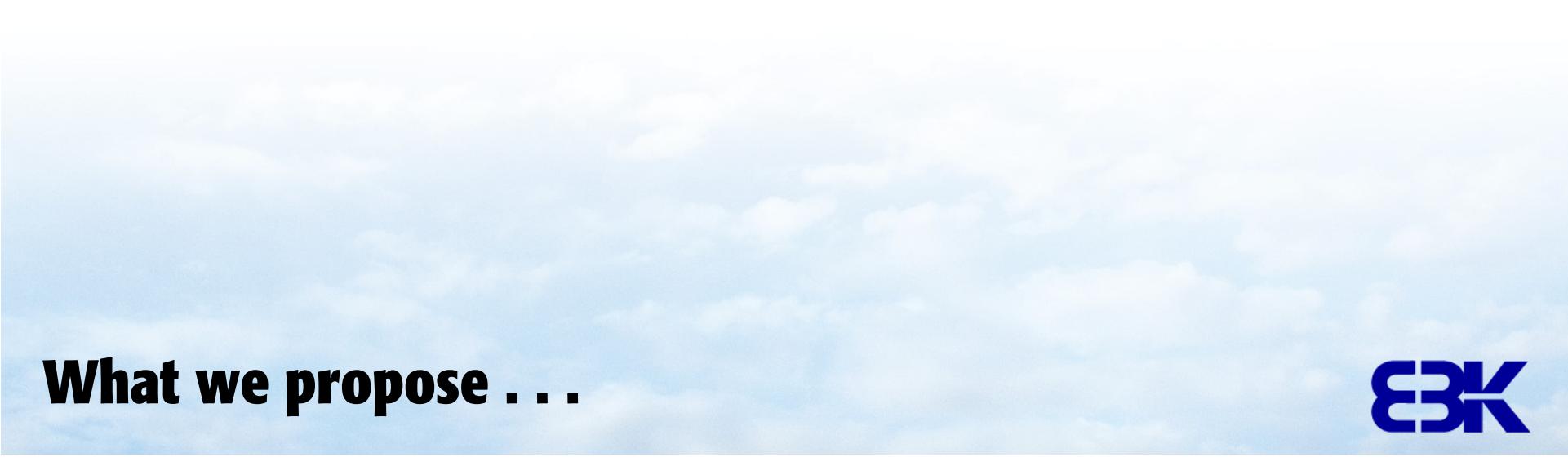




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PLAN A

- 77 Acres of Mixed Use Development



What we propose . . .



PLAN A

The Layout

Conceptual Schematic
Site Development



What we propose . . .

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PLAN A

Residential Development

- 4 Towers – 960k sq ft
- 200 apartments in each, 1-3 bedrooms
- 15 stories
- 2 scenic lakes



Conceptual Residential Building

What we propose . . .

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PLAN A

Commercial Development



Conceptual Commercial Building

- 3 Tower Groupings – 2 million sq ft
- Approx. 650k sq ft per grouping

What we propose . . .

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PLAN A

Retail Development

- Approx. 100,000 sq ft throughout the site
- Dining, shops and service amenities

What we propose . . .

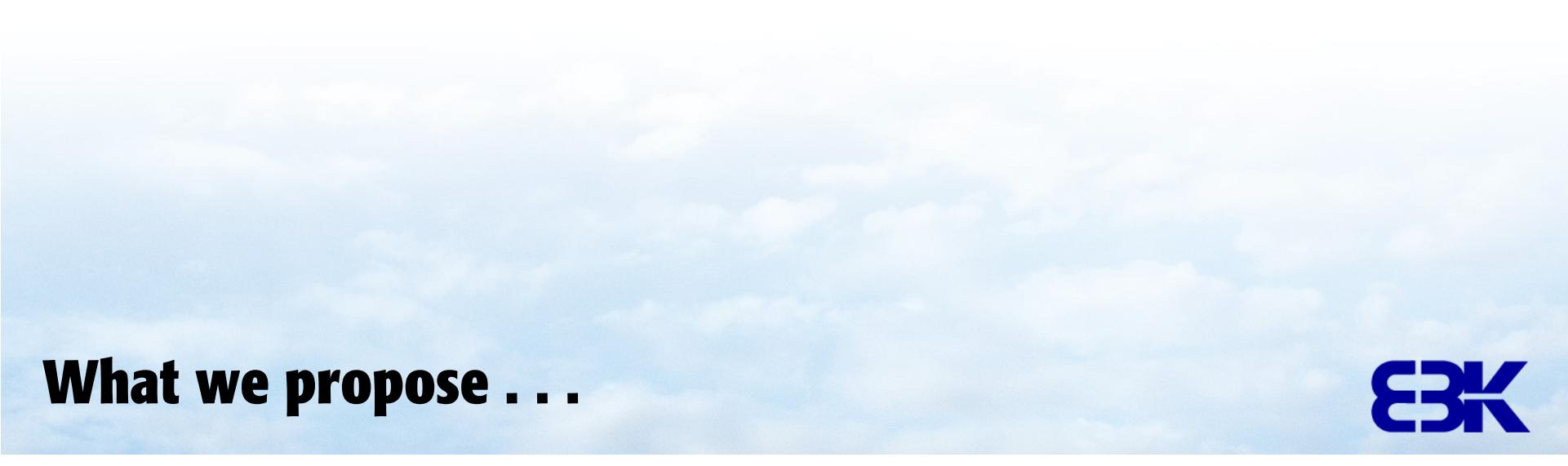




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PLAN B

- 40 Acres of Residential Development



What we propose . . .



PLAN B

The Layout

Conceptual Schematic
Site Development

**Essentially, the residential
component of Plan A**



What we propose . . .

EBK

PLAN B

Residential Development

- 4 Towers – 960k sq ft
- 200 apartments in each, 1-3 bedrooms
- 15 stories
- 2 scenic lakes



Conceptual Residential Building

What we propose . . .

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Why this development . . .



Increased Rent Revenues

- Plan A: \$5.4 million per year
- Plan B: \$2.4 million per year

**Bottom line: We will pay more in rent
to Nassau County than any other
submitted proposal.**

Why this development . . .





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Community Revitalization

Coliseum upgrade only benefits Coliseum lessor

**EBK benefits the community and the
taxpayers of Nassau County.**

Why this development . . .



Community Revitalization

Optimizing an underutilized County asset by:

- Putting the property on the tax rolls
- Paying the county substantial annual rent totaling \$500,000,000 plus taxes over the term
- Cutting annual losses from the coliseum
- Adding much needed residential and commercial development in the hub of Nassau County

Why this development . . .



Expedited Completion

- EBK's proven track record for securing funding

We leverage stable, dependable financial resources to sustain development momentum through completion.

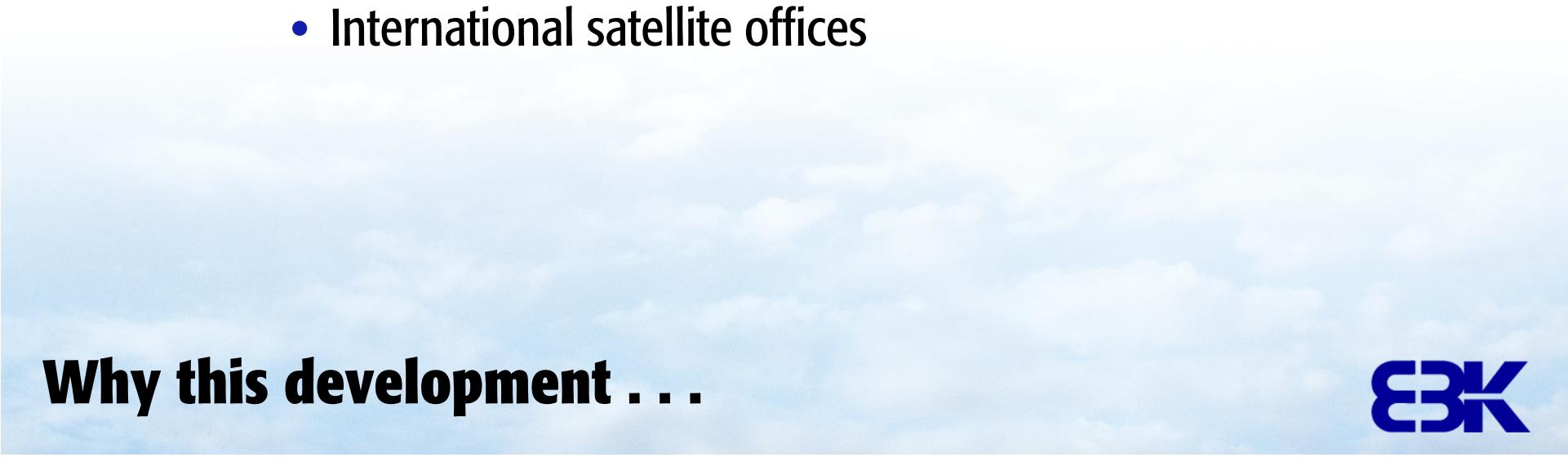
Why this development . . .



A Mixed-Use Complex

Broad Commercial Tenancy

- Local retail shop owners
- Regional small businesses
- National corporate headquarters
- International satellite offices



Why this development . . .





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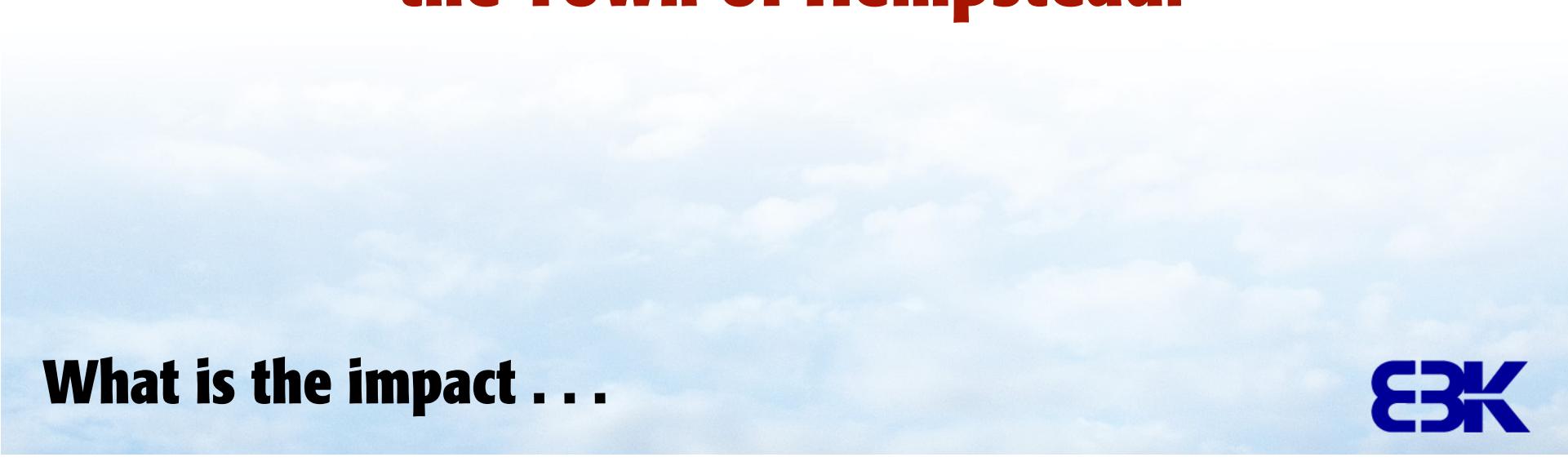
What is the impact . . .





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**Significant and long-term financial
gains projected for Nassau County and
the Town of Hempstead.**



What is the impact . . .



Attractive Market Valuation

- Residential Condo Towers – 960k sq ft
- Commercial Towers – 2,000,000 sq ft

**A total of nearly 3 million square feet
valued at \$1.08 billion.**

What is the impact . . .





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Construction Employment

Over 1,000 Construction Workers Will be Hired

**Most will live, and spend
on Long Island.**

What is the impact . . .



Surge of New Tax Revenue

Projected Tax Revenue from EBK development per year

- Nassau County/Town of Hempstead Combined: \$20,182,575
- Uniondale School District: \$23,870,625

**Total Projected Tax Revenue:
Over \$44,000,000 per year**

What is the impact . . .





ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

Building a Better Nassau County

Jan Burman, EBK Executive Team



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Why EBK . . .



Entitlements

Over 55 years of partnering with municipalities
on Long Island

- Understanding what can and can't be done
- Recognizing, anticipating and avoiding delays
- Having a reputation that inspires trust
- Demonstrating a proven track record locally
- Being able to accelerate the approval process

**EBK has proven it can
get things done.**

Why EBK . . .



Empowerment

- We offer the tax payers benefits beyond sports
- Taxes paid will benefit local school districts
- We want to strengthen the County and its people
- We want to stimulate a new era of growth in the heart of Nassau County

**EBK's pedigree is all about
redevelopment and revitalization.**

Why EBK . . .



Economics

- Reduce County expenditures
- Increase County revenue
- Increase district funds for education

**Bottom Line: More rent paid to the
County and much needed tax revenue.**

Why EBK . . .



Community Minded

- We live, work and raise families on Long Island
- Our developments are very much community-based
- Our proudest achievements affirm the power of community

EBK's focus has always been about developing solutions for all people, young and old, to stay on Long Island.

Why EBK . . .



Energy

We're involved, committed and present, start to finish

- Developers
- Builders
- Owners
- Managers



Aqua Luxury Oceanfront Condominium Conceptual Residential Building

Why EBK . . .

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THE ENGEL BURMAN KABRO COLISEUM DEVELOPMENT LLC

Excellence



Building a better Nassau County

Why EBK . . .



